

Cllr. Martin Osborne

BH2019/01050 – 26 Brentwood Crescent

18<sup>th</sup> May 2019:

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Overdevelopment
- Residential Amenity

Comment: I think in this particular case it is necessary to consider the views of the direct neighbours- especially house number 28 that shares a wall with 26. The intention to sound proof the walls is positive, however, there will likely be additional disruption at the front of the house and also at the garden area, which I know is currently an area which is important for the neighbours to maintain as a quiet area for health reasons. This runs contrary to Local Plan policy QD27 which protects the amenity of residents from harmful development.

This has always been a quiet area with a mix of families and retired people and converting this house into a HMO would cause potential disruption to the local community. The house was meant to be a three bedroom family home and so having 6 people living there is overdevelopment and there is potential for further development to occur to bring the number of occupants up higher. This has occurred on other similar houses in the area.

Finally, the HMO map is potentially out of date and needs to be refreshed. There has been concerns raised by neighbours that other HMOs exist and if there are only 2 other ones to add to the sole HMO already identified then adding this will push the number of HMOs above the Article 4 directive figure of 10%.

If this proposal does go through I'd like to see a limit placed on the number of occupants and a I would ask that Permitted development rights are restricted in the future. This would be to protect the amenity of the residents in the dwelling itself and neighbouring residents too.

I reserve my right as Ward Councillor to ask that the application goes to the planning committee for determination.

